

GPS-13-03- 320 E. 18th Street**DEVELOPMENT CONCEPT**

The project site is a 1,260 square feet parcel of land in the Public / Institutional land use designation, which is not developed and is an extension of a parking lot. The site, with the exception of the proposed area, was approved for a two-unit development. The request is to amend the General Plan to allow a larger development site for the two units. The site is bounded by a church (Lighthouse Coastal Church) and the church parking lot on the north and east and a four-unit development to the west. Properties to the east, north, and south of the site are zoned R1 (single family residential) and R2-MD (Multiple Family Residential – Medium Density) respectively.

TRAFFIC EVALUATION

The proposed General Plan Amendment satisfies the General Plan screening criteria related to decreasing traffic impacts.

Since the proposed land will be incorporated into the site plan of a two-unit residential development previously approved, no additional trip generation is anticipated with the added area.

PROJECT COMPLIES WITH GOALS OF THE GENERAL PLAN

Staff believes that the proposed project is compliance with the following goals of the City's General Plan:

1. General Plan Housing Objective HOU-3.1. Encourage the conversion of existing marginal land to residential where feasible and consistent with environmental conditions that are suitable for new residential development. The proposed ownership housing is consistent with the General Plan objective and will provide new residential units in a mostly residential area.
2. Projected increase in vehicle trips is lower than General Plan buildout under the Public and Institutional designation. The General Plan land use designation for the project site is "Public and Institutional". The added area will not generate any additional traffic since it will be incorporated into the site plan of a previously approved residential development with no change to the number of units.
3. The proposal is consistent with General Plan Land Use Objective LU-2A. The proposed project will encourage new development and improve the quality of environment. The new residences will be compatible with multi-family homes to the south and single family homes to the north and east of the site.